THE HON'BLE SRI JUSTICE L.NARASIMHA REDDY

WRIT PETITION No.8859 of 2007

Date: 26.04.2007

Between:

Kanchiboina Appala Naidu.

....Petitioner

and

The Sub Registrar and another.

....Respondents

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O R D E R:

The petitioner states that he is the owner and possessor of the land admeasuring 145 sq.yards in Sy.No.41/2 situated at Cheemalapalli Village, Visakhapatnam District and that he intended to sell the said property and entered into an agreement of sale with the intending purchaser. According to him, the agreement of sale executed by him was presented to the first respondent, for registration. The grievance of the petitioner is that the first respondent is not accepting the document for registration, on the ground that the Government issued a notification under Section 22-A of the Registration Act, 1908 (for short 'the Act'), in respect of the land in the said survey number. This writ petition is filed seeking appropriate directions to the respondents in this regard.

Heard the learned counsel for the petitioner and the learned Government Pleader for Revenue.

Section 22-A of the Act empowered the Government to issue notifications almost preventing the registration of documents in respect of the lands to be mentioned therein. Such a power was held to be *ultra vires* and the provision was struck down by the Hon'ble Supreme Court in ***State of Rajasthan v. Basanth Nahata***[1].

Once the sole basis for the first respondent to refuse

registration had disappeared, he is under obligation to receive the documents and consider the same in accordance with the provisions of the Indian Stamp Act and the Registration Act.

Hence, the writ petition is disposed of, directing the first respondent to receive and process the document presented by the petitioner and take necessary steps in accordance with the provisions of the Indian Stamp Act and the Registration Act, within one week from the date of receipt of a copy of this order. There shall be no order as to costs.

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26.04.2007

gj

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[1] AIR 2005 SC 3401 = (2005) 12 SCC 77